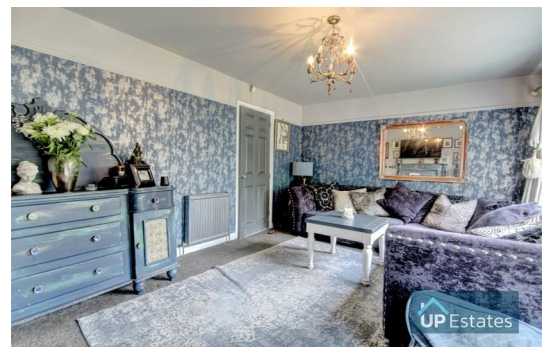




4 Bedroom House - Semi-Detached
located on Aynho Close, Coventry
Offers Over £340,000

UP Estates



Offers Over
£340,000

****GENEROUS PLOT**FOUR BEDROOMS**EXTENDED FAMILY HOME**MULTI-CAR DRIVEWAY & PAGOLA SOCIAL SEATING AREA**NEXT TO BEAUTIFUL GREEN**** This is a fantastic opportunity to purchase a deceptively spacious, four bedroom semi-detached family home close to a wide range of amenities in a sought after part of Mount Nod, including Jaguar Landrover and Warwick University. Viewing is essential to appreciate this home which very briefly comprises; private multi-car driveway, porch, entrance hall, WC, open plan kitchen diner, family living room, sun room, utility room, stunning private garden space and Pagola seating area all to the ground floor. On the first floor are three bedrooms and the family bathroom. Followed by the second floor with store room/den and bedroom four.

PORCH

With double glazed windows and door into hall.

ENTRANCE HALL

With opening to kitchen diner, doors to living room, WC, central heated radiator and stairs ascending to the first floor.

KITCHEN

8'11" x 10'10"

Boasting a matching range of wall and base mounted units with work surfaces over, range master cooker, Belfast sink with mixer tap, double glazed window and space for other appliances.

DINING ROOM

13'0" x 6'9"

An open plan kitchen diner with space for furnishings and doors to Sun Room and Living Room.

LIVING ROOM

16'0" x 11'4"

A spacious family living room with double glazed windows and doors to the rear aspect, feature gas fireplace, central heated radiator and space for furnishings.

WC

With low level WC, hand wash basin, and double glazed window.

SUN ROOM

9'6" x 17'1"

A versatile space, currently utilized as a crafts room, having power, with a range of double glazed windows, doors to the side aspect and opening to the utility room.





UTILITY ROOM

With space and plumbing for appliances.

REAR ASPECT

A beautiful, private wrap around garden boasting a large Pagola perfect for socializing outside all year round, the garden is paved followed by gravel, with fenced boundary and mature shrubbery. There is also secure gated side access.

LANDING

With doors leading to accommodation.

BEDROOM ONE

16'0" x 11'5"

A sizable double bedroom with double glazed windows and central heated radiator.

BEDROOM TWO

12'9" x 12'2"

Found on the second floor, a sizable double bedroom with double glazed skylight windows to two aspects and storage inbuilt.

BEDROOM THREE

9'1" x 10'11"

A good sized double bedroom with double glazed windows and central heated radiator.





BEDROOM FOUR

9'1" x 6'10"

A single bedroom with double glazed window, fitted wardrobes and central heated radiator.

BATHROOM

Family bathroom having paneled bath with shower over, low level WC, hand wash basin, radiator and opaque double glazed windows.

STORE ROOM

16'5" x 6'11"

Great for storage, previously used as a Children's Den by the current occupiers with lighting.

PROPERTY INFORMATION SUMMARY

Council Tax Band: C

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 1547.00 sqft

Heating System: Gas Central Heating

Consumer Unit/ Fuse Box Location: Understairs Cupboard

DISCLAIMER

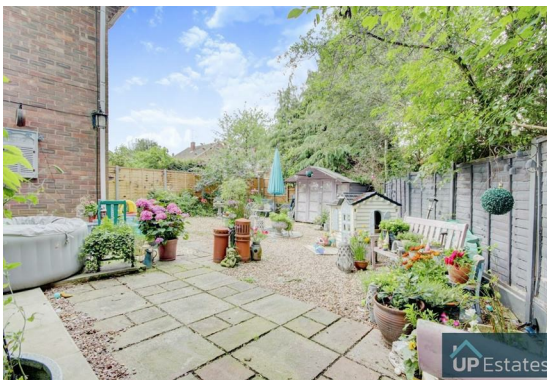
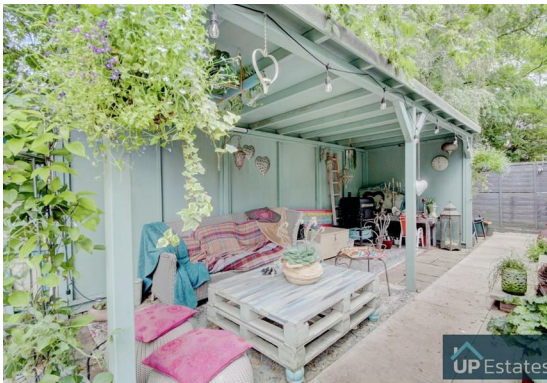
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Aynho Close, Coventry





Total Area: 143.7 m² ... 1547 ft²

All measurements are approximate and for display purposes only

CONTACT

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